

\$949,000 - 5205 Tipton St, San Diego

MLS® #260019625

\$949,000

2 Bedroom, 1.00 Bathroom, 936 sqft
Residential

College Area, San Diego, CA

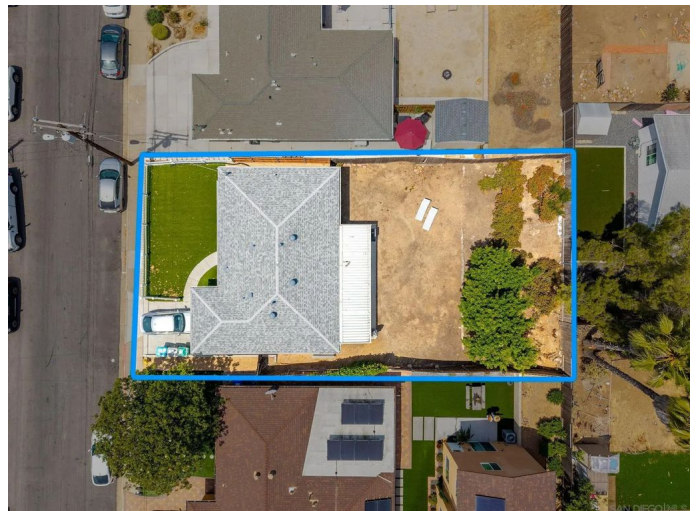
A rare value-add opportunity in the heart of the SDSU rental corridor. This SDA-zoned lot is ready for an investor or developer to move fast. The existing SFR has immediate upside through a garage conversion and full remodel, creating a large 5BD/2BA unit built for student rentals. There's also room to add a second unit, a 1,200 sqft ADU configured as a 5BD/2BA, for a two-unit income property just steps from campus. Once stabilized, the property is projected to generate \$12,000/month in gross rental income. All square footage, unit counts, development potential, and rental projections should be independently verified by buyer.

Built in 1951

Essential Information

MLS® #	260019625
Price	\$949,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Year Built	1951
Type	Residential
Sub-Type	Detached
Status	Active

Community Information



Address	5205 Tipton St
Area	SAN DIEGO (92115)
Subdivision	College Area
City	San Diego
County	San Diego
State	CA
Zip Code	92115

Amenities

Parking Spaces	3
Parking	Attached
# of Garages	1
Pool	N/K

Interior

Appliances	Other/Remarks
Heating	Other/Remarks
Cooling	N/K,Other/Remarks
Fireplace	Yes
Stories	1 Story

Exterior

Roof	Other/Remarks
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	August 11th, 2026
Days on Market	29
Zoning	RS-1-7
Listing Office	Landmark Multifamily and Development

Listing Details

Listing Office	Landmark Multifamily and Development
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All

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Listing information last updated on September 13th, 2026 at 3:39am PDT